



Department of General Services

Jeremy McPike,
Director



What does General Services do?

General Services manages,
maintains and operates City assets,
and provides logistical support to
other City departments and
agencies.

We operate so they can operate.

Our Mission/Vision/Values

Mission Statement:

The Department of General Services supports a thriving and environmentally sustainable Alexandria through safe, effective, and exceptional real estate and property management, and support services.

Vision Statement:

General Services exemplifies excellence by fostering a culture of leadership and teamwork, continuous improvement, quality customer service and management, responsible investment, innovative solutions, and sustainability.

Values:

Respect - We are open-minded and treat all people with dignity.

Teamwork - We do great things together.

Integrity - We are thoughtful stewards of the public's trust. Continuous

Improvement - We challenge ourselves to learn and grow.

General Services: We are ...

- Facilities managers
- Construction managers
- Energy managers
- Post office/Print shop operators
- Landlords
- Event logistics specialists
- Farmers' Market managers



DGS Leadership

Jeremy McPike,
Director



Alfred Coleman,
Deputy Director -
Administration



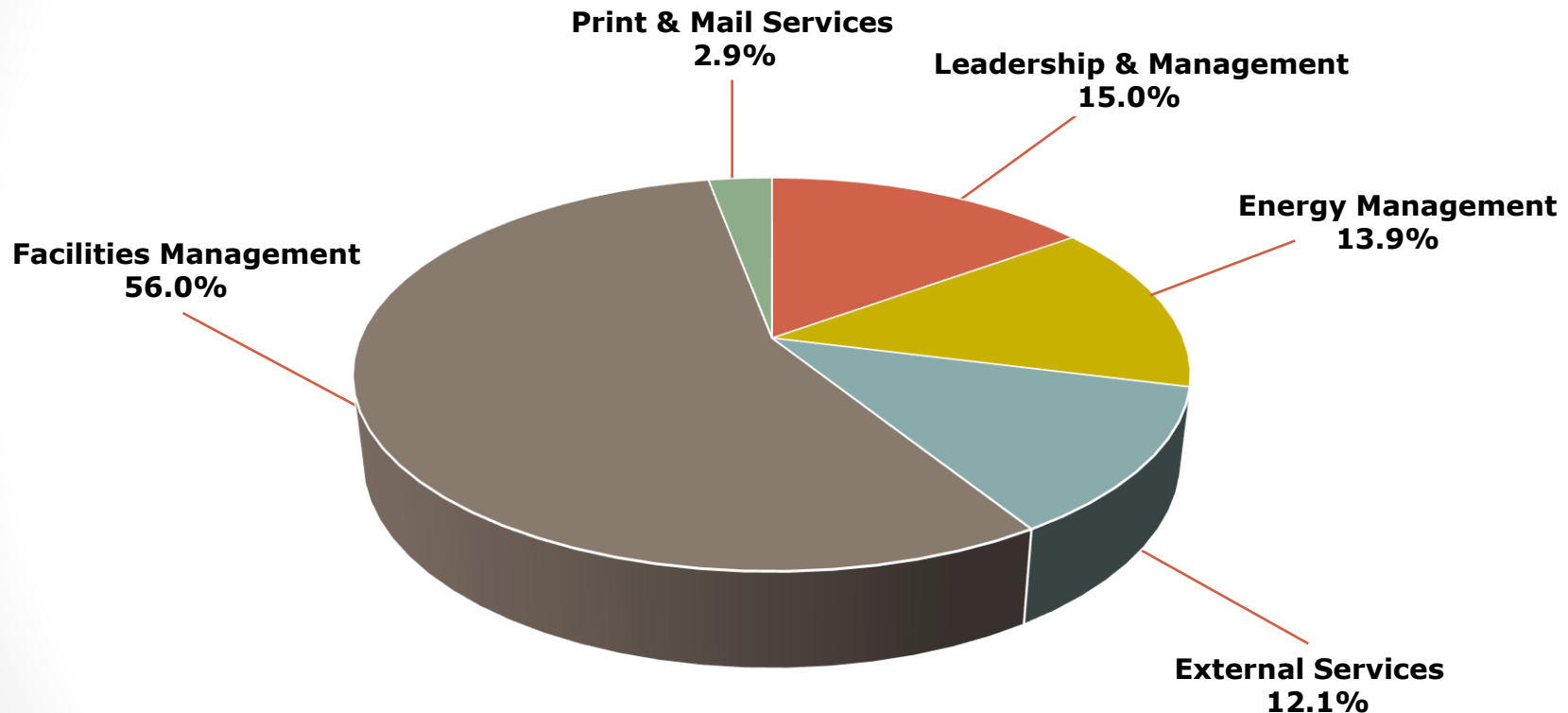
Donna Poillucci,
Deputy Director -
Facilities



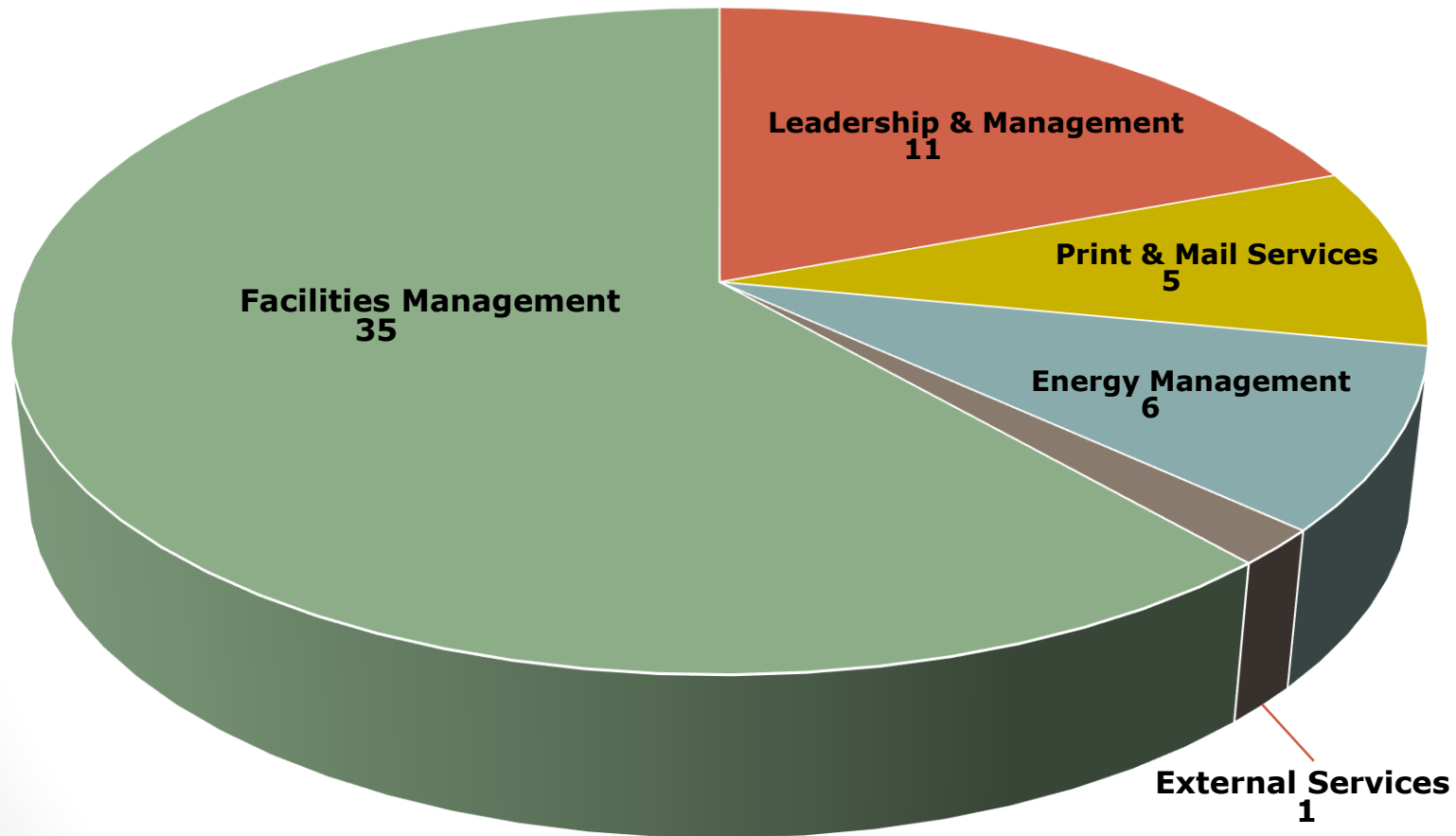
Bill Eger, Energy
Manager



Department FY 2022 General Fund Operating Budget: \$10.865 million



FY 2022 Department Staffing: 58





At a Glance:

Facilities Management

- **The Department manages & operates 2.3 million ft² of City-owned space**
 - Libraries
 - Public Health, Social Services Facilities
 - Recreation Centers
 - Historical, Cultural Facilities
 - General Use Facilities
 - Public Safety, Judicial Facilities



Building Assessments

- In FY 2015, General Services began utilizing technical experts to assess facilities and their components.
- This assessment provides a framework for long term planning, decision making and budgeting for capital replacement based on each building's Facility Condition Index (FCI).

FY2015 Facility Assessment Results



Grade - A



Charles Houston

New DASH Building	0.00
Charles Houston Recreation Center	0.02
Business Center Drive	0.03
T&E Maintenance Division	0.04
Queen Lee Parking Garage	0.06
Burke Library	0.08
Friendship Fire House	0.08
T&E Impound Office	0.09

Grade - B



Beadley Library

Lycium	0.11
Vola Lawson Animal Shelter	0.11
Union Station	0.12
Beadley Library (Central)	0.13
Duncan Library	0.14

Grade - C



Barrett Library

Barrett Library	0.27
Torpedo Factory	0.30
Watson Reading Room	0.31
Market Square Parking Garage	0.33
Public Safety Center (PSC)	0.32
Fort Ward Museum	0.32
Lloyd House	0.35
Apothecary Museum	0.39

Grade - D



Courthouse

Alexandria Community Shelter/Substance Abuse Facility	0.42
Poind Range	0.44
Achilles and Records Center	0.48
Fleet Services Division	0.48
Black History Resource Center	0.52
Courthouse	0.58
T&E Traffic Shop	0.60

Grade - F



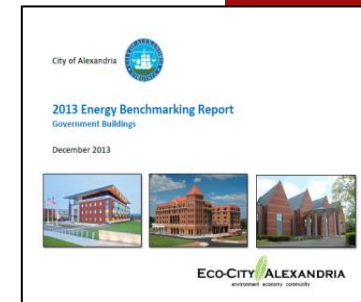
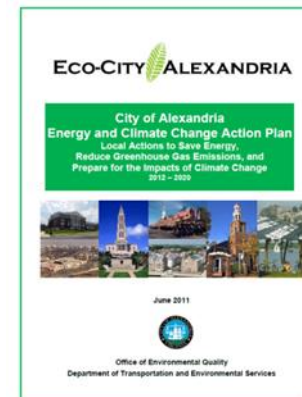
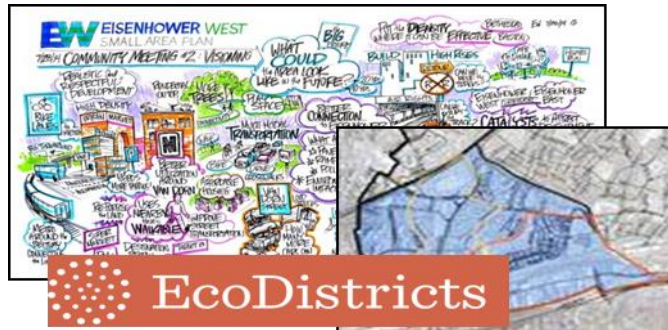
City Hall

City Hall	0.63
Fuel Island - Duke Street	0.66
Gadsby's Tavern Museum	0.70
Old DASH Building	0.71
Flores Casey Clinic	0.74
Health Department	0.75
American Legion	0.77
Gadsby's Tavern Restaurant	1.13

At a Glance: Energy Management



- Energy & utility acquisition
- Process/audit/pay 7K+ City util. bills/yr.
- Advanced analytics & reporting to track, identify, and measure energy performance & savings opportunities
- Implement energy efficiency & renewable energy projects
- Engineering & green building solutions to City depts.
- Electric vehicle charging infrastructure planning & implementation
- Energy assurance for critical infrastructure & community well-being
- Community energy programs & education to benefit your home & Alexandria businesses
- Represent Alexandria in public utility rate cases at SCC



At a Glance : Energy Management

- DASH Battery-Electric Buses and Charging Stations
- Electric Vehicle Charging Infrastructure Readiness Strategy (EVRS)



At a Glance: Additional Services

- Print & Mail Services
- Support Services & Events Logistics
- Lease Management & Real Estate Acquisition and Disposition
- Old Town Farmers' Market



Real Estate

DCHS/Health Department Consolidation:

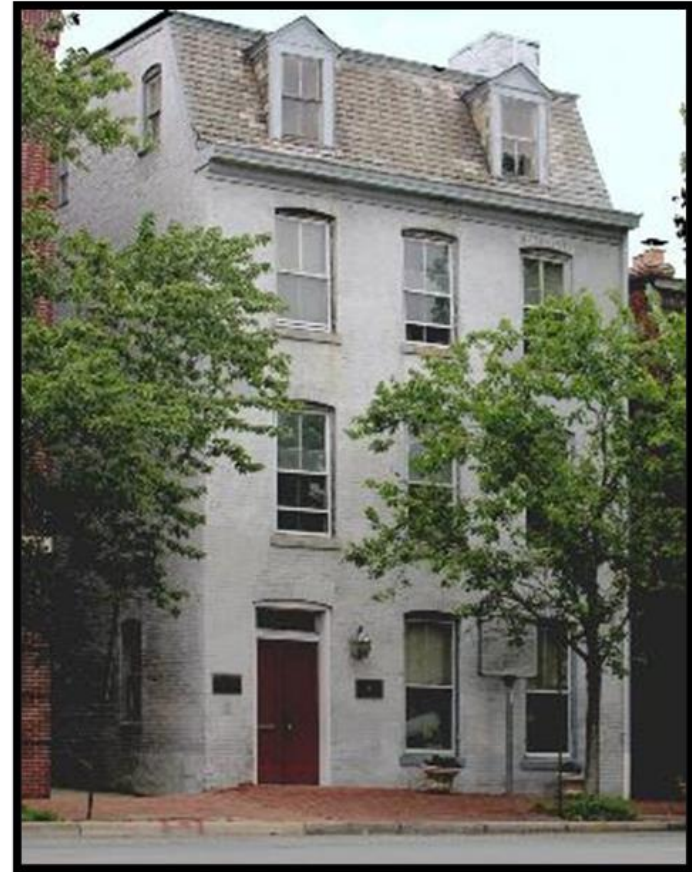
- Staff coordinated the lease and purchase options for the office building at 4850 Mark Center Drive from the Institute for Defense Analyses (IDA) on behalf of the City for the consolidation of DCHS and Health Department operations



Current Major Capital Improvement Projects

Freedom House

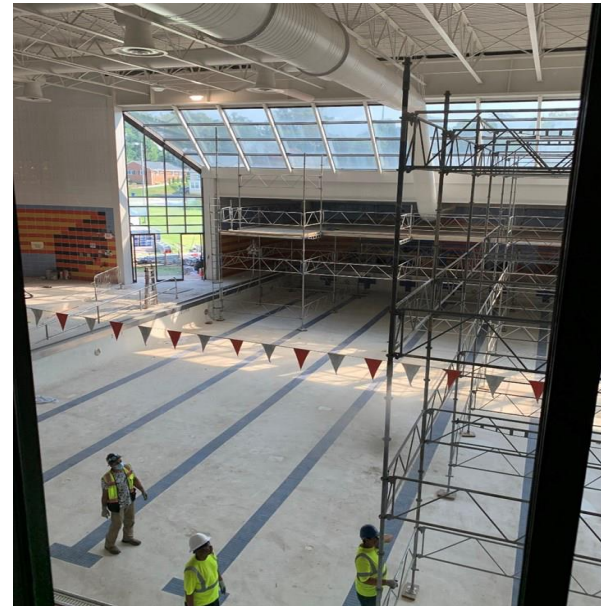
- Phase I of interior renovations which includes office space for the NVUL was completed in Summer 2021.
- Phase 2 will include restoration based on the results of a pending Historic Structures Report



Current Major Capital Improvement Projects

Chinquapin Recreation Center

- Several projects are underway or were recently completed at the Chinquapin Recreation Center including replacement of the ceramic tile in the pool and the locker rooms.
- The skylight and pool ceiling have also been completed.
- Refinishing of the pool and replacement of the carpeting in the offices and workrooms is currently underway



Current Major Capital Improvement Projects

Fire Station 203

- Design and construction of new Fire Station at 2801 Cameron Mills Road was completed in Spring 2021.
- Originally built in 1948, the new station is a 15,000 sq. ft., two-story structure with two and a half operational bays to house an engine, a medic unit, administrative units and all required personnel.



COVID-19 Projects

- Additional cleaning at all City facilities
- Installation of plexi-glass and signage
- Retrofit of existing systems furniture
- Development of Return to Work Guidelines
- Print and distribute signage



Upcoming Major Projects

- Market Square Plaza and Garage Waterproofing and Structural Repairs – FY 2022
- City Hall Renovation – FY 2024
- Fire Station 208 Replacement – FY 2024
- New Burn Building – FY 2025
- Fire Station 207 Replacement – FY 2026





Questions?

Department of General Services

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